SURVEY RECORD REPOSITORY RECEIVED LOCATED IN WEST POINT INDUSTRIAL FEB 0 4 2011 NORTH, AN ADDITION TO THE CITY OF WEST POINT LOCATED IN THE SOUTH 1/2 5 OF THE NORTHEAST 1/4 OF SECTION 27, TOWNSHIP 22 NORTH, RANGE 6 EAST OF County COMING 1004-167/2 THE 6 TH P.M., CUMING COUNTY, NEBRASKA. PAGEOFSCALE- 1"= 150 S89'42'16"W 190.42'(F) CALC 66.87 66, ROAD CA(C) CENTER N89°42'16"E 50.66'(F) LEGEND DETAIL OF THE NORTHEAST 1/4 OF SECTION 27 POINT OF BEGINNING CALCULATED POINT AS PER MEASURED BY FRANKLIN P.O.B. ENE CALC. N 1/4 COR SEC 27-22-6 FIR 5/8" \/A.C. (F) (R) 101 2666.4'(B) 2666.98'(S) AS PER RECORDED DISTANCE WITH ABANDONED ! NE COR SEC 27-22-6 FIR 5/8" W/A.C. N89'43'17"E 1333.45'(F) N89°43'17"E 1333.45'(F) W WITH
PERPETUATED
PLASTIC CAP
ALUMINUM CAP
WITNESS CORNER
FOUND IRON REBAR
FOUND IRON PIPE
SET IRON REBAR 5/8"x24"
SET IRON REBAR 5/8" WITH P.C.
FOUND CORNER AS NOTED
FOUND SECTION CORNER AS NOTED CMC. PERP P.C. A.C. W.C. 1'20"W NOO'06'20"E 1323.88'(F) N00'10'48"E 1323.50'(F) NW 1/4 NE 1/4 RAILROAD NE 1/4NE 1/4 SIR 2647.50'(W) 47'(F) N89'42'17"E 1331.74'(F) THE EAST 1/2 OF THE ABANDONED CHICAGO AND SE 1/4 NORTH WESTERN
TRANSPORTATION COMPANY
RAILROAD RIGHT OF WAY 323.5 NE 1/4 821.031 50' (100) CENTER OF SECTION 2660.77'(S) 2661.6'(B) FIP 3/4" N89*41'16"E 1330.02'(F) E 1/4 COR SEC 27-22-6 FOUND LED PLUG IN CONCRETE 25,25 N89°59'09"E 50.70'(F) EASEMENT REFERENCES P.O.B. 272.06'(F) TRACT 2 (100) EAST 1/4 CORNER SEC 27-22-6 FOUND LED PLUG IN CONCRETE 0.32± ACRES TRACT 2 P.O.B. SE.— 88.96' TO FOUND IRON REBAR 5/8" SSE.— 114.86' TO FOUND IRON REBAR 5/8" E.— 269.59' TO FOUND IRON PIPE 1/2" N.— 130.23' TO FOUND IRON REBAR 5/8" 43'(H S80°28'40"W 101) NORTHEAST CORNER SEC 27-22-6 FOUND IRON REBAR 5/8" WITH ALUMINUM CAP 50.00'(F)(R) PREMOUSELY SURVEYED W.— 50' TO ALUMINUM CAP MARKED RM W.— 100' TO ALUMINUM CAP MARKED RN N.— 50' TO ALUMINUM CAP MARKED RM N 100' TO ALUMINUM CAP MARKED RM FIP 1 THE EAST 1/2 OF THE ABANDONED CHICAGO AND NORTH WESTERN TRANSPORTATION COMPANY RAILROAD RIGHT OF 616 N00"18'44"W NORTH 1/4 CORNER
SEC 27-22-6
FOUND IRON REBAR 5/8" WITH ALUMINUM CAP SE.— 1.61' TO FOUND NAIL IN DISC IN FENCE POST NW.— 45.18' TO FOUND "X" NAILS IN POWER POLE N.— 13.3' TO CENTER LINE OF DRIVE EAST—WEST S.— 1.5' TO FENCE LINE EAST—WEST 732.28'(F) FIR 105 CENTER OF SECTION SEC 27-22-6 FOUND IRON PIPE 3/4" ESE.— 17.95' TO "X" NAILS IN 10" BLAZED TREE SSW.— 28.93' TO "X" NAILS IN 4" BLAZED TREE SW.— 17.48' TO SET "X" NAILS IN 36" BLAZED TREE NEAR TOE OF CONCRETE SCRAPE PILE FIP (100) EAST 1/4 CORNER SEC 27-22-6 FOUND LED PLUG IN CONCRETE 10 109 SOUTHWEST COR, SE 1/4, NE 1/4 SEC 27-22-6 11 FOUND RAILROAD SPIKE E. - 6.90' TO BASE OF POWER POLE ANCHOR SE. - 19.42' TO BASE OF POWER POLE ANCHOR PREVIOUSLY SURVEYED BY C. BORSCHULT SW COR. 13TH STREET SE 1/4, NE 1/4 S89'4<u>1'16"W</u> 1197.35'(F) 109 50.51 S89°41'16"W CURVE TABLE S89°41'16"W 1364.20'(F) RADIUS ARC LENGTH 17088.76' 244.26' 17138.76' 299.38' 17188.76' 307.43'
 CHORD LENGTH
 CHORD BEARING
 DELTA ANGLE

 244.26'
 \$08*54'18"E
 00*49'08"

 299.38'
 \$08*58'18"E
 01*00'03"
 CERTIFICATION

I HEREBY CERTIFY THAT THIS SURVEYING DOCUMENT WAS PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM DULY REGISTERED LAND SURVEYOR UNDER THE LAWS OF STATE OF NEBRASKA. Surveying AlphaLana OFFICE – OAKLAND, NEBRASKA (402)–685–6944
OFFICE – SOUTH SIOUX CITY, NEBRASKA (402)–494–2122
OFFICE – NORFOLK, NEBRASKA (402)–371–7571 DRAWN SEAL DATE OF SIGNATURE
NOT VALID UNLESS EMBOSSED WITH RAISED SEAL DRAWN BY: NNS CHECKED BY: FMF PROJECT # 2010-072

PLAT OF

LOCATED IN WEST POINT INDUSTRIAL TRACT NORTH, AN ADDITION TO THE CITY OF WEST POINT LOCATED IN THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 27, TOWNSHIP 22 NORTH, RANGE 6 EAST OF THE 6 TH P.M., CUMING COUNTY, NEBRASKA.

PAGE 2OF2

TRACT 1 LEGAL DESCRIPTION

A TRACT OF LAND LOCATED IN WEST POINT INDUSTRAIL TRACT NORTH, AN ADDITION TO THE CITY OF WEST POINT, LOCATED IN THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 27, TOWNSHIP 22 NORTH, RANGE 6 EAST OF THE 6TH P.M., CUMING COUNTY, NEBRASKA. ALL CORNERS OF THIS DESCRIPTION ARE SET OR FOUND AS DESCRIBED ON OFFICIAL PLAT SIGNED ON 6-21-2010. HEREAFTER MADE A PART OF THIS DESCRIPTION BY THIS REFERENCE AND ON FILE AT THE CUMING COUNTY COURTHOUSE IN THE COUNTY SURVEYOR'S OFFICE. SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE EAST 1/2 OF THE ABANDONED CHICAGO AND NORTH WESTERN TRANSPORTATION COMPANY RAILROAD RIGHT OF WAY LYING IN THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 27. LYING NORTH OF THE FOLLOWING DESCRIBED LINE: COMMENCING AT THE EAST 1/4 CORNER OF SAID SECTION 27; THENCE S89°41'16"W, ON THE SOUTH LINE OF SAID NORTHEAST 1/4, A DISTANCE OF 1364.20 FEET; THENCE N00°18'44"W A DISTANCE OF 732.28 FEET TO A POINT THAT INTERSECTS WITH THE CENTER LINE OF THE ABANDONED CHICAGO AND NORTH WESTERN TRANSPORTATION COMPANY RAILROAD RIGHT OF WAY AND THE POINT OF BEGINNING OF SAID LINE; THENCE N89°59'09"E A DISTANCE OF 50.70 FEET TO THE EASTERLY RIGHT OF WAY LINE OF THE ABANDONED CHICAGO AND NORTH WESTERN TRANSPORTATION COMPANY RAILROAD RIGHT OF WAY AND THE END OF SAID LINE. LESS AND EXCEPT THE NORTH 66.00 FEET THEREOF. SAID TRACT CONTAINING 0.61 ACRES MORE OR LESS.

TRACT 2

LEGAL DESCRIPTION

A TRACT OF LAND LOCATED IN WEST POINT INDUSTRAIL TRACT NORTH, AN ADDITION TO THE CITY OF WEST POINT, LOCATED IN THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 27, TOWNSHIP 22 NORTH, RANGE 6 EAST OF THE 6TH P.M., CUMING COUNTY, NEBRASKA. ALL CORNERS OF THIS DESCRIPTION ARE SET OR FOUND AS DESCRIBED ON OFFICIAL PLAT SIGNED ON 6-21-2010. HEREAFTER MADE A PART OF THIS DESCRIPTION BY THIS REFERENCE AND ON FILE AT THE CUMING COUNTY COURTHOUSE IN THE COUNTY SURVEYOR'S OFFICE. SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST 1/4 CORNER OF SAID SECTION 27; THENCE 889'41'16"W, ON THE SOUTH LINE OF SAID NORTHEAST 1/4, A DISTANCE OF 1364.20 FEET; THENCE NO0'18'44"W A DISTANCE OF 732.28 FEET TO A POINT THAT INTERSECTS WITH THE CENTER LINE OF THE ABANDONED CHICAGO AND NORTH WESTERN TRANSPORTATION COMPANY RAILROAD RIGHT OF WAY AND THE POINT OF BEGINNING; THENCE N89'59'09"E A DISTANCE OF 50.70 FEET TO THE EASTERLY RIGHT OF WAY LINE OF THE ABANDONED CHICAGO AND NORTH WESTERN TRANSPORTATION COMPANY RAILROAD RIGHT OF WAY; THENCE S09'31'20"E, ON SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 272.06 FEET; THENCE S80'28'40"W, A DISTANCE OF 50.00 FEET TO A POINT ON SAID CENTER LINE OF SAID ABANDONED CHICAGO AND NORTH WESTERN TRANSPORTATION COMPANY RAILROAD RIGHT OF WAY; THENCE N09'31'20"W, ON SAID CENTER LINE, A DISTANCE OF 280.43 BACK TO THE POINT OF BEGINNING. SAID TRACT CONTAINS 0.32 ACRES MORE OR LESS.

TRACT 3 LEGAL DESCRIPTION

A TRACT OF LAND LOCATED IN WEST POINT INDUSTRAIL TRACT NORTH, AN ADDITION TO THE CITY OF WEST POINT, LOCATED IN THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 27, TOWNSHIP 22 NORTH, RANGE 6 EAST OF THE 6TH P.M., CUMING COUNTY, NEBRASKA. ALL CORNERS OF THIS DESCRIPTION ARE SET OR FOUND AS DESCRIBED ON OFFICIAL PLAT SIGNED ON 6-21-2010. HEREAFTER MADE A PART OF THIS DESCRIPTION BY THIS REFERENCE AND ON FILE AT THE CUMING COUNTY COURTHOUSE IN THE COUNTY SURVEYOR'S OFFICE. SAID TRACT BEING MORE PARTICULARLY DESCRIPTO AS FOIL OWS: DESCRIBED AS FOLLOWS:

THE EAST 1/2 OF THE ABANDONED CHICAGO AND NORTH WESTERN TRANSPORTATION COMPANY RAILROAD RIGHT OF WAY LYING SOUTH OF TRACT 2 AS SHOWN ON THIS OFFICIAL PLAT; AND EXTENDING SOUTHERLY TO THE SOUTH LINE OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 27. SAID TRACT CONTAINING 0.53 ACRES MORE OR LESS.

INGRESS EGRESS EASEMENT DESCRIPTION

AN INGRESS EGRESS EASEMENT LOCATED IN WEST POINT INDUSTRAIL TRACT NORTH, AN ADDITION TO THE CITY OF WEST POINT, LOCATED IN THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 27, TOWNSHIP 22 NORTH, RANGE 6 EAST OF THE 6TH P.M., CUMING COUNTY, NEBRASKA. ALL CORNERS OF THIS DESCRIPTION ARE SET OR FOUND AS DESCRIBED ON OFFICIAL PLAT SIGNED ON 6-21-2010. HEREAFTER MADE A PART OF THIS DESCRIPTION BY THIS REFERENCE AND ON FILE AT THE CUMING COUNTY COURTHOUSE IN THE COUNTY SURVEYOR'S OFFICE. SAID EASEMENT BEING 25.00 LEFT AND 25.00 FEET RIGHT OF THE FOLLOWING DESCRIBED CENTER LINE:

COMMENCING AT THE EAST 1/4 CORNER OF SAID SECTION 27; THENCE S89°41'16"W, ON THE SOUTH LINE OF SAID NORTHEAST 1/4, A DISTANCE OF 1364.20 FEET; THENCE NOO'18'44"W A DISTANCE OF 732.28 FEET TO A POINT THAT INTERSECTS WITH THE CENTER LINE OF THE ABANDONED CHICAGO AND NORTH WESTERN TRANSPORTATION COMPANY RAILROAD RIGHT OF WAY AND THE POINT OF BEGINNING; THENCE N89°59'09"E A DISTANCE OF 50.70 FEET TO THE EASTERLY RIGHT OF WAY LINE OF THE ABANDONED CHICAGO AND NORTH WESTERN TRANSPORTATION COMPANY RAILROAD RIGHT OF WAY AND END OF SAID EASEMENT

Land Surveying

OFFICE – OAKLAND, NEBRASKA (402)-685-6944
OFFICE – SOUTH SIOUX CITY, NEBRASKA (402)-494-2122
OFFICE – NORFOLK, NEBRASKA (402)-371-7571

DRAWN

DRAWN BY: NNS CHECKED BY: FMF PROJECT # 2010-072

CERTIFICATION
I HEREBY CERTIFY THAT THIS SURVEYING DOCUMENT WAS
PREPARED BY ME OR UNDER MY DIRECT PERSONAL
SUPERVISION AND THAT I AM DULY REGISTERED LAND
SURVEYOR UNDER THE LAWS OF STATE OF NEBRASKA.

SEAL

6-21-2010 DATE OF SIGNATURE NOT VALID UNLESS W OF SIGNATURE FRED M. FRANKLIN R.L.S. 525
VALID UNLESS EMBOSSED WITH RAISED SEAL